

INDEX OF THE REAL ESTATE ANALYST SERVICE

VOLUME XXVI-1957



ROY WENZLICK & CO.
706 CHESTNUT STREET
ST. LOUIS 1, MO.

Z

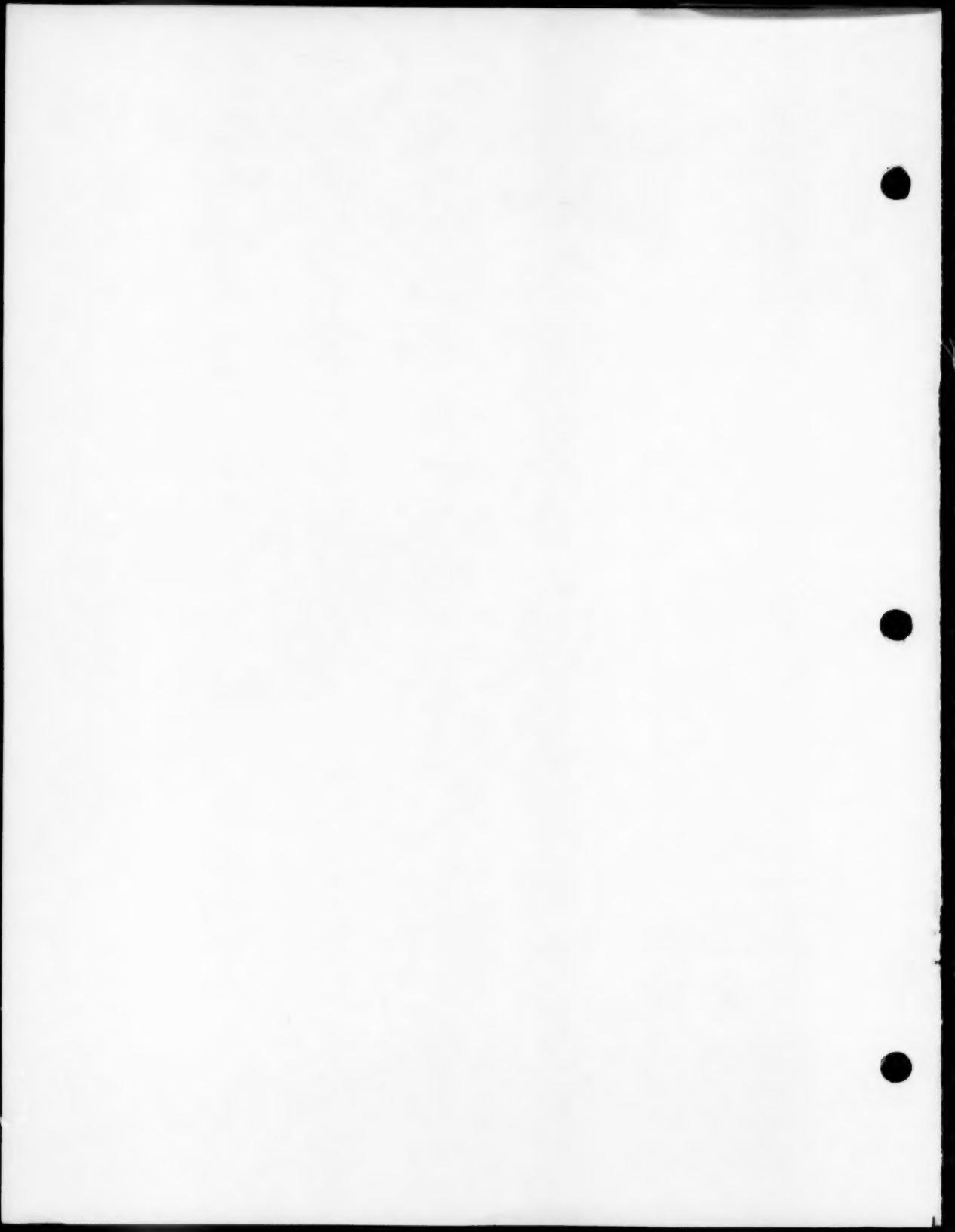
WAVY

THE REAL ESTATE ANALYST SERVICE
VOLUME XXVI-1957

TITLES OF BULLETINS AND STUDIES

	Page No.	Bulletin No.
<u>January</u>		
Mortgage Activity	1- 24 25- 28 29- 44 45- 52	1 2 3 4
Relationship	53- 56 57- 60	5 6
Activity by Cities	61- 76 77- 84	7 8
Market	85- 88	9
tion Hedge?	89- 92	10
re Dropping	93-108	11
pping Centers	109-114 115-122	12 13
of the United States	123-126	14
1956	127-174	15
Activity by Regions;	175-190 191-198	16 17
ast Year	199-206 207-210	18 19
Style Savings and		
Loan Office Building	211-216	20
AS I SEE IT: Is This the End of an Era?	217-222	21
THE REAL ESTATE TRENDS	223-230	22
THE REAL ESTATE ANALYST: Nationwide Mortgage Survey	231-262	23
<u>June</u>		
MORTGAGE BULLETIN: The Housing Act of 1957 - A Warning for Lenders	263-266	24
AGRICULTURAL BULLETIN: Farms on the Average Faring Unusually Well	267-274	25
THE REAL ESTATE ANALYST: Downtown District Decreasing in Importance	275-290	26
APPRAISAL BULLETIN: Adverse Trends in Older Shopping Districts	291-294	27
AS I SEE: The Interest Rate and Tight Money	295-298	28
THE REAL ESTATE TRENDS	299-306	29

PAGES



THE REAL ESTATE ANALYST SERVICE

VOLUME XXVI-1957

TITLES OF BULLETINS AND STUDIES

	Page No.	Bulletin No.
<u>January</u>		
AS I SEE: The Outlook for Real Estate in 1957	1- 24	1
APPRAISAL BULLETIN: Commercial Land Values	25- 28	2
THE REAL ESTATE ANALYST: The Squeeze Tightens on Mortgage Activity	29- 44	3
THE REAL ESTATE TRENDS	45- 52	4
<u>February</u>		
AS I SEE: The Causes of and Cures for Tight Money	53- 56	5
APPRAISAL BULLETIN: Building Cost - Market Price Relationship	57- 60	6
THE REAL ESTATE ANALYST: Real Estate and Mortgage Activity by Cities	61- 76	7
THE REAL ESTATE TRENDS	77- 84	8
<u>March</u>		
MORTGAGE BULLETIN: Crosscurrents in the Money Market	85- 88	9
AS I SEE IT: How Good Has a Residence Been as an Inflation Hedge?	89- 92	10
THE REAL ESTATE ANALYST: Real Estate Transfers Are Dropping	93-108	11
APPRAISAL BULLETIN: Characteristics of Regional Shopping Centers	109-114	12
THE REAL ESTATE TRENDS	115-122	13
<u>April</u>		
AS I SEE: The Rate of Economic Growth in Various Parts of the United States	123-126	14
CONSTRUCTION BULLETIN: Residential Construction in 1956	127-174	15
THE REAL ESTATE ANALYST: Real Estate and Mortgage Activity by Regions; Analysis of Construction Volume	175-190	16
THE REAL ESTATE TRENDS	191-198	17
AGRICULTURAL BULLETIN: Farm Values Up 4.3% in Last Year	199-206	18
APPRAISAL BULLETIN: Corner Influence	207-210	19
<u>May</u>		
APPRAISAL BULLETIN: Construction Costs of a Colonial Style Savings and Loan Office Building	211-216	20
AS I SEE IT: Is This the End of an Era?	217-222	21
THE REAL ESTATE TRENDS	223-230	22
THE REAL ESTATE ANALYST: Nationwide Mortgage Survey	231-262	23
<u>June</u>		
MORTGAGE BULLETIN: The Housing Act of 1957 - A Warning for Lenders	263-266	24
AGRICULTURAL BULLETIN: Farms on the Average Faring Unusually Well	267-274	25
THE REAL ESTATE ANALYST: Downtown District Decreasing in Importance	275-290	26
APPRAISAL BULLETIN: Adverse Trends in Older Shopping Districts	291-294	27
AS I SEE: The Interest Rate and Tight Money	295-298	28
THE REAL ESTATE TRENDS	299-306	29

Page No.	Bulletin No.
-------------	-----------------

July

CONSTRUCTION BULLETIN: Residential Construction Declining	307-330	30
AS I SEE: Residential Vacancy and the Demand for Rental Housing	331-334	31
APPRAISAL BULLETIN: Depreciation in Residential Buildings	335-338	32
THE REAL ESTATE ANALYST: Residential Vacancy Is Declining; Office Building Vacancy in Principal Cities	339-354	33
THE REAL ESTATE TRENDS	355-362	34

August

AS I SEE: The New FHA Provisions	363-366	35
APPRAISAL BULLETIN: The Misconception of the Value of Rooming Houses	367-370	36
THE REAL ESTATE ANALYST: The Marriage Rate and the Outlook for Real Estate; Monetary Policy and Inflation	371-386	37
THE REAL ESTATE TRENDS	387-394	38

September

CONSTRUCTION BULLETIN: Residential Construction Holding Steady	395-418	39
MORTGAGE BULLETIN: Peak of Money Rates May Be in Sight	419-422	40
AS I SEE IT: This I Believe	423-426	41
THE REAL ESTATE ANALYST: Department Store Sales Lagging Changes in National Disposable Income	427-442	42
APPRAISAL BULLETIN: Variations in Drug Store Rentals	443-446	43
THE REAL ESTATE TRENDS	447-454	44

October

REAL ESTATE TAX BULLETIN: Public Debt Per Family	455-462	45
AS I SEE: The Stock Market and the Real Estate Readjustment	463-466	46
THE REAL ESTATE ANALYST: Mortgage Activity Still Declining	467-482	47
THE REAL ESTATE TRENDS	483-490	48
APPRAISAL BULLETIN: Cost Data on Flats and Commercial Buildings	491-494	49

November

AGRICULTURAL BULLETIN: Farm Real Estate Activity Down Slightly	495-500	50
REAL ESTATE TAX BULLETIN: Real Estate Taxes Continue to Advance	501-508	51
AS I SEE IT: Urban Land Is a Manufactured Product	509-512	52
THE REAL ESTATE ANALYST: Residential Rents Still Rising; Office Building Vacancy Declines	513-528	53
THE REAL ESTATE TRENDS	529-536	54
APPRAISAL BULLETIN: Determining Industrial Land Values From a "Net-Net" Lease	537-540	55

December

THE REAL ESTATE ANALYST: Real Estate Transfers Still Dropping	541-556	56
MORTGAGE BULLETIN: Outlook for 1958	557-560	57
CONSTRUCTION BULLETIN: Residential Building Stabilizing	561-584	58
THE REAL ESTATE TRENDS	585-592	59

References in the following index are to page numbers as found at the bottom of the bulletin pages. Subscribers who find voids in the bulletin sequence are invited to write requesting an additional copy of each of these missing numbers. (There is no charge for this service.) A sufficient supply exists of a majority of the bulletins. However, our reserves on a few issues have been depleted, and we will not be able to supply replacement copies. Of interest to libraries is the fact that all of the material embodied in Volume XXVI will soon be available in microfilm form from University Microfilms; 313 North First Street; Ann Arbor, Michigan. Volumes XVIII through XXV are also available on microfilm. The charge for these films is nominal.

-A-

ABERDEEN, S. DAK.	
bank deposits	125
"ADVERSE TRENDS IN OLDER SHOPPING DISTRICTS"	291-294
AKRON, OHIO	
bank deposits	125
building, residential	150, 564
department store sales	430
marriages	372
mortgages	30, 40, 71, 468, 470
lender survey	232-233, 258
public debt	456
retail sales	
central business district	
comparisons	275, 280, 281
taxes, real estate	502, 508
transfers, real estate	71, 94, 440, 542, 544
ALABAMA	
bank deposits, by counties	125-126
farm income	270
farm sales	496
farm values	20, 197, 200, 273
state debt per family	462
vacancy rates	
FHA rental projects	333
ARKANSAS	
bank deposits, by counties	125-126
farm income	270
farm sales	496
farm values	20, 197, 200, 273
state debt per family	462
vacancy rates	
FHA rental projects	333
ASHVILLE, N. C.	
bank deposits	125
building, residential	150, 564
ASHLAND, KY.	
mortgages	
lender survey	232-233
See also Huntington, W. Va.	
ATLANTA, GA.	
bank deposits	125
building, residential	150, 564
department store sales	430
marriages	372
mortgages	30, 40, 62, 468, 470
lender survey	232-233, 258
public debt	456
retail sales	
supply & demand	519
retail sales	
central business district	
comparisons	275, 280, 281
taxes, real estate	502, 508
ALBUQUERQUE, N. MEX.	
bank deposits	125
building, residential	150, 564
mortgages	
lender survey	232-233
ALEXANDRIA, LA.	
bank deposits	125
ALLENTOWN, PA.	
bank deposits	125
building, residential	150, 564
mortgages	
lender survey	232-233
ALTOONA, PA.	
bank deposits	125
building, residential	150, 564
AMARILLO, TEX.	
bank deposits	125
building, residential	150, 564
mortgages	30
lender survey	232-233, 258
"ANALYSIS OF CONSTRUCTION VOLUME"	180, 189
ANDERSON, IND.	
bank deposits	125
mortgages	30, 40, 71, 468, 470
transfers, real estate	71, 544
APARTMENTS	
building costs	490
rent ads, 1940-	
by cities	348-350

APPRAISAL	
of rooming houses	367-370
APPRAISAL METHODS	
corner influence	207-210
depreciation	335-338
determining land values	
commercial	35-38
industrial	537-540
ARIZONA	
bank deposits, by counties	125-126
farm income	270
farm sales	496
farm values	20, 197, 200, 273
state debt per family	462
FHA rental projects	333
ARKANSAS	
bank deposits, by counties	125-126
farm income	270
farm sales	496
farm values	20, 197, 200, 273
state debt per family	462
vacancy rates	
FHA rental projects	333
ASHVILLE, N. C.	
bank deposits	125
building, residential	150, 564
ASHLAND, KY.	
mortgages	
lender survey	232-233
See also Huntington, W. Va.	
ATLANTA, GA.	
bank deposits	125
building, residential	150, 564
department store sales	430
marriages	372
mortgages	30, 40, 62, 468, 470
lender survey	232-233, 258
office building vacancy	825
public debt	456
retail sales	
central business district	
comparisons	275, 280, 281
taxes, real estate	502, 508
transfers, real estate	62, 94, 440, 542, 544
ATLANTIC CITY, N. J.	
bank deposits	125
building, residential	150, 565
AUGUSTA, GA.	
bank deposits	125
building, residential	150, 565
mortgages	
lender survey	232-233, 258
AUGUSTA, MAINE	
bank deposits	125
AUSTIN, TEX.	
bank deposits	125
building, residential	150, 565
mortgages	30, 40, 71, 468, 470
interest rates	70
lender survey	232-233, 258
retail sales	
central business district	
comparisons	275, 280, 281
transfers, real estate	71, 94, 440, 542, 544
BAKERSFIELD, CALIF.	
mortgages	30, 468, 470
BALTIMORE, MD.	
bank deposits	125
building, residential	150, 565
department store sales	430
BALTIMORE, MD. (cont.)	
marriages	372
mortgages	62, 648, 470
lender survey	232-233, 258
office building vacancy	825
public debt	456
rental housing	
supply & demand	519
rents, residential	514
retail sales	
central business district	
comparisons	275, 280, 281
taxes, real estate	502, 508
transfers, real estate	62, 94, 440, 542, 544
BANGOR, MAINE	
bank deposits	125
BANK DEPOSITS	
and currency in use, per capita	
1860-	384
1919-	122
% change, 1950-56,	
by counties	125-126
velocity of turnover, 1919-	122
BATON ROUGE, LA.	
bank deposits	125
building, residential	151, 565
department store sales	430
mortgages	
lender survey	232-233, 258
BAY CITY, MICH.	
bank deposits	125
building, residential	151, 565
BEAUMONT, TEX.	
bank deposits	125
building, residential	151, 565
mortgages	30, 40, 468, 470
lender survey	232-233
BELLINGHAM, WASH.	
bank deposits	125
BERKELEY, CALIF.	
retail sales	
central business district	
comparisons	275, 280
See also San Francisco, Calif.	
BETHLEHEM, PA.	
mortgages	
lender survey	232-233
See also Allentown, Pa.	
BILLINGS, MONT.	
bank deposits	125
BINGHAMTON, N. Y.	
bank deposits	125
building, residential	151, 565
mortgages	30, 40, 71, 468, 470
transfers, real estate	71, 94, 440, 542, 544
BIRMINGHAM, ALA.	
bank deposits	125
building, residential	151, 565
department store sales	430
marriages	372
mortgages	30, 40, 71, 468, 471
lender survey	234-235, 258
office building vacancy	825
public debt	456
retail sales	
central business district	
comparisons	275, 280, 281
taxes, real estate	502, 508
transfers, real estate	71, 94, 440, 542, 544
BISBEE, ARIZ.	
bank deposits	125
BISMARCK, N. DAK.	
bank deposits	125
BOISE, IDAHO	
bank deposits	125

-B-

BONDS		BUILDING (cont.)		CAMBRIDGE, MASS. (cont.)	
series E savings bonds		forecast	19, 21, 46	public debt 456	
redemption value in constant		in constant dollars, 1920-	181-182	taxes, real estate 502, 508	
dollars, 1941- 90		commercial	184-185	transfers, real estate 62	
yields		farm	186	See also Boston, Mass.	
1949- 592		industrial	188	CAMDEN, N. J.	
1952- 468		BUILDING, RESIDENTIAL		mortgages	
BOOMS, REAL ESTATE 3,424		1900-	4	lender survey 234-235	
See also Real estate activity		1910-	50-51	public debt 456	
BOSTON, MASS.		1917-	486-487	retail sales	
bank deposits 125		1920-	187	central business district	
building, residential 151, 565		by metropolitan areas	561, 564-563	comparisons 276-280	
department store sales 430		1937-	533	taxes, real estate 502, 508	
marriages 372		1947-	48	See also Philadelphia, Pa.	
mortgages 30, 40, 62,		1948-	589	CANTON, OHIO	
468, 471		by cities and towns, 1949-56	150-174	bank deposits 125	
lender survey 234-235,		by type of financing, 1951-	535	building, residential 152, 566	
258		comp. with FHA and VA	534	department store sales 430	
office building vacancy 525		applications, 1950-	393	marriages 373	
public debt 456		comp. with personal		mortgages	
rental housing		saving, 1929-	54	lender survey 234-235	
supply & demand 348, 519		forecast	48	public debt 456	
rents, residential 514		lack of funds for	53-56	taxes, real estate 502, 508	
retail sales		private starts, 1951-		CARSON CITY, NEV.	
central business district		1913-	484	bank deposits 125	
comparisons	276, 280, 281	flats, 1913-	493-493	"CASH INCOME FROM	
taxes, real estate 502, 508		forecast	49	FARM MARKETING"	24
transfers, real estate 62, 94, 440,		loft buildings, 1913-	494	CASPER, WYO.	
542, 545		office buildings	211-216	bank deposits 125	
BOULDER, COLO.		residences	494	"CAUSES OF AND CURES	
bank deposits 125		brick	587	FOR TIGHT MONEY"	53-56
BRIDGEPORT, CONN.		brick veneer	587	CEDAR RAPIDS, IOWA	
bank deposits	125	California bungalow	587	bank deposits 125	
building, residential 151, 566		frame	587	building, residential 152, 566	
department store sales 430		comp. with residential		mortgages	
marriages 372		sales price index		lender survey 234-235	
mortgages 31, 40, 62,		1913-	14, 58-59,	CENTRAL BUSINESS DISTRICTS	
468, 471		1954-	531	retail sales data for 1948 and	
interest rates 70		ranch style	587	1954, by cities 275-290	
lender survey 234-235		BUILDING MATERIALS	See	"CHARACTERISTICS OF RE-	
public debt 456		Prices, wholesale building		GIONAL SHOPPING	
taxes, real estate 502, 508		material		CENTERS"	109-114
transfers, real estate 62, 94, 440,		BUILDING TRADES		CHARLESTON, S. C.	
542, 545		union wage rates, selected		bank deposits 125	
BRISTOL, CONN.		1947-	11	building, residential 152, 566	
New Britain, Conn.		1954-		mortgages	
BROCKTON, MASS.		BUSINESS ACTIVITY		lender survey 234-235	
bank deposits 125		1871-	12-13	CHARLESTON, W. VA.	
building, residential 152, 566		1917-	486-487	bank deposits 125	
mortgages 31, 40, 62,		1937-	533	building, residential 152, 566	
468, 471		1948-	588	mortgages	
transfers, real estate	62	1955-	59	lender survey 234-235, 258	
BRONX, N. Y.		BUTTE, MONT.		rental housing	
building, residential 575		bank deposits	125	supply & demand 519	
See also New York, N. Y.		CALIFORNIA		retail sales	
BROOKLYN, N. Y.		bank deposits, by counties	125-126	central business district	
building, residential 575		farm income	270	comparisons 276, 280, 282	
mortgages 35, 477		farm sales	496	taxes, real estate 502, 508	
transfers, real estate 550		farm values	20, 197, 200,	transfers, real estate 71, 94, 440,	
See also New York, N. Y.		state debt per family	273	542, 545	
BROWNSVILLE, TEX.		vacancy rates	462	CHEYENNE, WYO.	
bank deposits 125		FHA rental projects	333	bank deposits 125	
BUFFALO, N. Y.		CAMBRIDGE, MASS.		CHICAGO, ILL.	
bank deposits 125		mortgages	31, 62, 468,	bank deposits 125	
building, residential 152, 566			471	building, residential 152-154, 566	
department store sales 430				department store sales 431	
marriages 372					
mortgages 31, 40, 71,					
468, 471					
lender survey 234-235, 258					
office building vacancy 525					
public debt 456					
retail sales					
central business district					
comparisons	276, 280, 281				
taxes, real estate 502, 508					
transfers, real estate 62, 94, 440,					
542, 545					
BUILDING					
1948- 48					
by type and source of					
funds, 1945- 18					
comp. with personal saving,					
1929- 54					

-C-

CHICAGO, ILL. (cont.)		COLUMBUS, OHIO (cont.)		CYCLES, REAL ESTATE (cont.)
marriages	373	department store sales	431	1875- 447
mortgages	31, 40, 63,	marriages	373	See also Real estate activity
	468, 471	mortgages	31, 40, 71,	
lender survey	234-235	lender survey	468, 472	
office building vacancy	525	office building vacancy	236-237	
public debt	456	public debt	525	
rental housing		rental housing	457	
supply & demand	348, 519	supply & demand	519	
rents, residential	514	retail sales		
retail sales		central business district		DALLAS, TEX.
central business district		comparisons	276, 280, 282	bank deposits 125
comparisons	276, 280, 282	taxes, real estate	502, 508	building, residential 155, 567
taxes, real estate	502, 508	transfers, real estate	63, 94, 440,	department store sales 431
transfers, real estate	63, 94, 440,		542, 545	marriages 373
				mortgages 32, 40, 63,
				468, 472
CICERO, ILL.		COMMERCIAL BUILDINGS		lender survey 236-237, 259
mortgages		building costs	490	office building vacancy 525
lender survey	234-235	1913-	493	public debt 457
See also Chicago, Ill.		"COMMERCIAL LAND		rental housing
CINCINNATI, OHIO		VALUES"	25-28	supply & demand 348, 519
bank deposits	125	"COMPARISON OF BUSINESS		retail sales
building, residential	154, 567	BAROMETERS AND		central business district
department store sales	431	REAL ESTATE"	77-79, 82	comparisons 276, 280, 282
marriages	373	CONCORD, N. H.		taxes, real estate 502, 508
mortgages	31, 40, 63,	bank deposits	125	transfers, real estate 63, 94, 440,
	468, 472	"CONFIDENCE, INDEX OF"	592	542, 545
lender survey	234-235, 259	CONNECTICUT		DAVENPORT, IOWA
office building vacancy	525	bank deposits, by counties	125-126	bank deposits 125
public debt	456	farm income	270	building, residential 155, 567
rental housing		farm sales	496	mortgages 32, 40, 72,
supply & demand	519	farm values	20, 197, 200,	468, 472
rents, residential	515	state debt per family	273	lender survey 236-237
retail sales		vacancy rates	462	transfers, real estate 72, 94, 440,
central business district		FHA rental projects	333	542, 546
comparisons	276, 280, 282	CONSTRUCTION, NEW		DAYTON, OHIO
taxes, real estate	502, 508	1948-	48	bank deposits 125
transfers, real estate	63, 94, 440,	by type and source of		building, residential 155, 567
	542, 545	funds, 1945-	18	marriages 373
CLEARWATER, FLA.	See	comp. with personal		mortgages 32, 40, 64,
St. Petersburg, Fla.; Tampa, Fla.		saving, 1929-	468, 472	
CLEVELAND, OHIO		forecast	236-237, 259	
bank deposits	125	in constant dollars, 1930-	48	
building, residential	154-155, 567	commercial	181-182	
department store sales	431	farm	184-185	
marriages	373	industrial	186	
mortgages	31, 40, 63,	See also Building, residential		
	468, 472	CONSTRUCTION COSTS		
lender survey	236-237, 259	Building costs	See	
office building vacancy	525	"CONSTRUCTION COSTS OF A		
public debt	456	COLONIAL STYLE SAVINGS		
rental housing		AND LOAN OFFICE		
supply & demand	519	BUILDING"	211-216	
rents, residential	515	CONSUMER CREDIT		
retail sales		by type, 1939-	385	
central business district		CONSUMER PRICE INDEX		
comparisons	276, 280, 282	1919-	122	
taxes, real estate	502, 508	See also Cost of living		
transfers, real estate	63, 94, 440,	"CORNER INFLUENCE"	207-210	
	542, 545	CORPUS CHRISTI, TEX.		
COLORADO		bank deposits	125	
bank deposits, by counties	125-126	building, residential	155, 567	
farm income	270	mortgages	31, 40, 468,	
farm sales	496	retail sales	472	
farm values	20, 197, 200,	central business district		
	272	comparisons	276, 280, 282	
state debt per family	462	"COST DATA ON FLATS AND		
vacancy rates		COMMERCIAL BUILDINGS"	491-494	
FHA rental projects	333	COST OF LIVING		
COLORADO SPRINGS, COLO.		1919-	122	
bank deposits	125	by items, 1917-	450-451	
COLUMBIA, S. C.		COVINGTON, KY.		
bank deposits	125	mortgages		
building, residential	155, 567	lender survey	236-237	
mortgages		See also Cincinnati, Ohio		
lender survey	236-237	CREDIT, CONSUMER		
COLUMBUS, GA.		by type, 1939-	385	
bank deposits	125	"CROSS CURRENTS IN THE		
building, residential	155, 567	MONEY MARKET"	85-88	
mortgages		CYCLES, REAL ESTATE		
lender survey	236-237	1871-	12-13,	
COLUMBUS, OHIO			219-220	
bank deposits	125			
building, residential	155, 567			

-D-

DENVER, COLO.
 bank deposits 125
 building, residential 155-156, 568
 department store sales 431
 marriages 374
 mortgages 32, 40, 63,
 lender survey 468, 473
 comparisons 236-237
 office building vacancy 525
 public debt 457
 rental housing
 supply & demand 520
 retail sales
 central business district 520
 comparisons 276, 280, 283
 taxes, real estate 503, 508
 transfers, real estate 63, 94, 440,
 542, 546

DEPARTMENT STORE SALES
 1939- 304, 428
 by cities
 1939- 430-437
 central business district
 comparisons, 1948 & 1954 275-290

***DEPARTMENT STORE SALES**
 LAGGING CHANGES IN NATIONAL DISPOSABLE INCOME * 427, 429

DEPARTMENT STORES
 in shopping centers 111-114

DEPRECIATION
 studies on residential properties 335-338

***DEPRECIATION IN RESIDENTIAL BUILDINGS *** 335-338

DES MOINES, IOWA
 bank deposits 125
 building, residential 156, 567
 marriages 374
 mortgages
 lender survey 236-237, 259
 office building vacancy 525
 public debt 457
 retail sales
 central business district 520
 comparisons 276, 280, 283
 taxes, real estate 503, 508
 transfers, real estate 94, 440, 542,
 546

***DETERMINING INDUSTRIAL LAND VALUES FROM A 'NET-NET' LEASE *** 537-540

DETROIT, MICHIGAN
 bank deposits 125
 building, residential 156-157, 568
 department store sales 431
 marriages 374
 mortgages 32, 40, 72,
 468, 473
 lender survey 236-237, 259
 office building vacancy 526
 public debt 457
 rental housing
 supply & demand 520
 rents, residential 515
 retail sales
 central business district 520
 comparisons 276, 280, 283
 taxes, real estate 503, 508
 transfers, real estate 72, 94, 440,
 542, 546

DISTRICT OF COLUMBIA
 vacancy rates
 FHA rental projects 333

DOLLAR, PURCHASING POWER OF
 1948- 52
 measured by consumer prices and real estate costs, 1917- 6

DOOTHAN, ALA.
 bank deposits 125

DOVER, DEL.
 bank deposits 125

DOW-JONES INDUSTRIAL STOCK PRICES
 1917- 186-487
 1929-32, 1957 465
 1937- 533
 1948- 588
 in constant dollars, 1941- 90
***DOWNTOWN DISTRICT DECREASING IN IMPORTANCE *** 275

DOWNTOWN DISTRICTS
 retail sales for 1948 and 1954, by cities 275-290

DRUG STORES
 rental data 443-446

DUBUQUE, IOWA
 bank deposits 125

DULUTH, MINN.
 bank deposits 125
 building, residential 157, 568
 department store sales 431
 marriages 374
 mortgages
 lender survey 236-237
 office building vacancy 526
 public debt 457
 taxes, real estate 503, 508
 transfers, real estate 94, 440, 542,
 546

DURHAM, N. C.
 bank deposits 125
 building, residential 157, 568

-E-

EARNINGS, WEEKLY
 in relation to cost of new house, 1913 and 1956 7

EAST ST. LOUIS, ILL.
 mortgages
 lender survey 236-239
 See also St. Louis, Mo.

EASTON, PA.
 mortgages
 lender survey 236-239
 See also Allentown, Pa.

ECONOMIC CONDITIONS
 indicated by change in bank deposits, 1950-56,
 by counties 123-126

EL DORADO, ARK.
 bank deposits 125

EL PASO, TEX.
 bank deposits 125
 building, residential 157, 568
 marriages 374
 mortgages 32, 40, 72,
 468, 473
 lender survey 236-239
 public debt 457
 retail sales
 central business district 276, 280, 283
 comparisons 503, 508
 transfers, real estate 72

ELIZABETH, N. J.
 marriages 374
 mortgages 32, 40, 72,
 468, 473
 lender survey 236-239, 259
 public debt 457
 retail sales
 central business district 276, 280, 283
 comparisons 503, 508
 transfers, real estate 72

ELYRIA, OHIO
 mortgages
 lender survey 236-239

ENID, OKLA.
 bank deposits 125

ERIE, PA.
 bank deposits 125
 building, residential 157, 568
 department store sales 431
 marriages 374
 mortgages
 lender survey 236-239
 public debt 457
 retail sales
 central business district 276, 280, 283
 comparisons 503, 508
 taxes, real estate 64, 94, 440,
 542, 547

EVANSTON, ILL.
 mortgages
 lender survey 236-239
 See also Chicago, Ill.

EVANSVILLE, IND.
 bank deposits 125
 building, residential 157, 568
 department store sales 431
 marriages 374
 mortgages 32, 40, 64,
 468, 473
 retail sales
 central business district 276, 280, 283
 comparisons 503, 508
 transfers, real estate 64, 94, 440,
 542, 547

EVERETT, WASH.
 bank deposits 125
 department store sales 432

-F-

***FACTORS OF INFLATION *** 122

FALL RIVER, MASS.
 bank deposits 125
 building, residential 157, 568
 mortgages 32, 40, 64,
 468, 473
 lender survey 259
 public debt 457
 retail sales
 central business district 276, 280, 283
 comparisons 503, 508
 transfers, real estate 64, 94, 440,
 542, 547

FARGO, N. DAK.
 bank deposits 125

FARM CONSTRUCTION
 volume, 1920- 186

FARM INCOME
 1935- 267
 as % of farm value, 1910- 22
 by states 270
 by type of crop, 1938- 24
 net, 1934- 268

FARM MORTGAGES
 volume outstanding, 1912- 272

FARM PRODUCTS
 prices, 1910- 260

***FARM REAL ESTATE ACTIVITY DOWN SLIGHTLY *** 495, 500

FARM SALES
 voluntary and forced
 1926- 495
 by states, 1934- 496-499

FARM TAXES
 1948- 50
 forecast 50

FARM VALUES
 1910- 21, 23
 1919- 269
 1948- 196, 199
 by states 20, 197, 273
 1950-205

FARM VALUES (cont.)

by type of property, 1910- 269
 "FARM VALUES UP 4.3% IN LAST YEAR" 199, 206
FARMERS
 assets and liabilities, 1912- 272
 liquid financial assets owned, 1940- 271

"FARMS ON THE AVERAGE FARMING UNUSUALLY WELL" 267-274

FEDERAL HOUSING ADMINISTRATION

insured loans
 applications, 1950- 392
 housing starts, 1951- 525
 survey of lender opinion, by cities 331-362
 legislation affecting 263-266, 363-366
 rental projects
 vacancy percentages, by states, 1953- 333
FEDERAL NATIONAL MORTGAGE ASSOCIATION 264-266, 425
FLATS
 building costs, 1913- 492-493
FLINT, MICH.
 bank deposits 125
 building, residential 157, 569
 department store sales 432
 marriages 375
 mortgages 33, 40, 64, 468, 473
 lender survey 238-239, 259
 public debt 457
 retail sales
 central business district comparisons 276, 280, 283
 taxes, real estate 503, 508
 transfers, real estate 64, 94, 440, 542, 547

FLORIDA

bank deposits, by counties 125-126
 farm income 270
 farm sales 496
 farm values 20, 197, 200, 273
 state debt per family 462
 vacancy rates
 FHA rental projects 333
FORECASTS
 1-24, 45-52, 217-222, 557-560

FORECLOSURES, FARM

1926- 495
 by states, 1934- 496-499

FORECLOSURES, URBAN

1871- 12-13
 1875- 447
 1917- 486-487
 1933- 193
 1937- 533
 1954- 15
 1955- 46
 forecast 46, 466

FORT SMITH, ARK.

bank deposits 125
FORT WAYNE, IND.
 bank deposits 125
 building, residential 157, 568
 department store sales 432
 marriages 375
 mortgages 33, 40, 64, 468, 473
 lender survey 238-239
 public debt 457
 retail sales
 central business district comparisons 276, 280, 284
 taxes, real estate 503, 508
 transfers, real estate 64, 94, 440, 542, 547

FORT WORTH, TEX.

bank deposits 125

FORT WORTH, TEX. (cont.)

building, residential 157, 569
 marriages 375
 mortgages 33, 40, 64, 468, 474
 lender survey 238-239
 office building vacancy 526
 public debt 457
 rental housing
 supply & demand 520
 retail sales
 central business district comparisons 276, 280, 284
 taxes, real estate 503, 508
 transfers, real estate 64, 94, 440, 542, 547

FRANKFORT, KY.

bank deposits 125
FRESNO, CALIF.
 bank deposits 125
 building, residential 157, 569
 department store sales 432
 mortgages 33, 40, 64, 468, 474
 office building vacancy 526
 retail sales
 central business district comparisons 276, 280, 284

-G-

GADSDEN, ALA.

bank deposits 125
 building, residential 157, 569
GALVESTON, TEX.
 bank deposits 125
 building, residential 157, 569
 mortgages 33, 40, 64, 468, 474

GARY, IND.

mortgages 33, 40, 64, 468, 474
 lender survey 238-239
 public debt 457
 retail sales
 central business district comparisons 276, 280
 taxes, real estate 503, 508
 transfers, real estate 64, 94, 440, 542, 547

See also Chicago, Ill.

GEORGIA

bank deposits, by counties 125-126
 farm income 270
 farm sales 496
 farm values 20, 197, 201, 273
 state debt per family 462
 vacancy rates
 FHA rental projects 333

See also Chicago, Ill.

HIGH POINT, N. C.

Greensboro, N. C.
HIGHWAYS
 new interstate system and population distribution 500-512

HOBBES, N. MEX.

bank deposits 125

HOLYOKE, MASS.

mortgages 33, 40, 64, 468, 474
 transfers, real estate 65
 See also Springfield, Mass.

HOME OWNERSHIP

as investment 89-93

HONOLULU, HAWAII

retail sales
 central business district comparisons 276, 280
 taxes, real estate 503, 508
 transfers, real estate 64, 94, 440, 542, 547

HOT SPRINGS, ARK.

bank deposits 125

HOUSING

legislation 263-266, 363-366, 421

VACANCY, RESIDENTIAL

supply & demand 231-234, 518

by cities 346-350,

519-524

GREAT FALLS, MONT.

bank deposits 125
GREELEY, COLO.
 bank deposits 125
GREEN BAY, WIS.
 bank deposits 125
 building, residential 157, 569
 mortgages 33, 40, 64, 468, 474
 lender survey 240-241
GREENSBORO, N. C.
 bank deposits 125
 building, residential 157, 569
 mortgage lender survey 240-241
GREENVILLE, S. C.
 bank deposits 125
 building, residential 157, 570
 mortgage lender survey 240-241

-H-

HAMILTON, OHIO

bank deposits 125
 building, residential 157, 570
HARRISBURG, PA.
 bank deposits 125
 building, residential 157, 570
HARTFORD, CONN.
 bank deposits 125
 building, residential 157, 570
 marriages 375
 mortgages 33, 40, 64, 468, 474
 interest rates 70
 public debt 458
 rental housing
 supply & demand 520
 taxes, real estate 504, 508
 transfers, real estate 64, 94, 440, 542, 548

HASTINGS, NEBR.

bank deposits 125
HATTIESBURG, MISS.
 bank deposits 125
HAVERHILL, MASS.
 mortgages 33, 40, 64, 468, 474
 transfers, real estate 64
 See also Lowell, Mass.

HAZLETON, PA.

Wilkes-Barre, Pa.
HELENA, MONT.
 bank deposits 125
HIBBING, MINN.
 bank deposits 125
HIGH POINT, N. C.
 Greensboro, N. C.
HIGHWAYS
 new interstate system and population distribution 500-512

HOBBES, N. MEX.

bank deposits 125

HOLYOKE, MASS.

mortgages 33, 40, 64, 468, 474
 transfers, real estate 65
 See also Springfield, Mass.

HOME OWNERSHIP

as investment 89-93

HONOLULU, HAWAII

retail sales
 central business district comparisons 276, 280
 taxes, real estate 503, 508
 transfers, real estate 64, 94, 440, 542, 547

HOT SPRINGS, ARK.

bank deposits 125

HOUSING

legislation 263-266, 363-366, 421

VACANCY, RESIDENTIAL

supply & demand 231-234, 518

by cities 346-350,

519-524

"HOUSING ACT OF 1957 - A WARNING FOR LENDERS" 183-184
 HOUSTON, TEX.
 bank deposits 125
 building, residential 158, 370
 department store sales 432
 marriages 375
 mortgages 34, 40, 65,
 468, 475
 interest rates 70
 lender survey 240-241
 office building vacancy 526
 public debt 458
 rents, residential 518
 retail sales
 central business district
 comparisons 277, 280, 284
 taxes, real estate 504, 508
 transfers, real estate 65, 94, 440,
 542, 548

"HOW GOOD HAS A RESIDENCE BEEN AS AN INFLATION HEDGE?" 89-92

HUNTINGTON, W. VA.
 bank deposits 125
 building, residential 158, 370
 HUTCHINSON, KANS.
 bank deposits 125

-I-

IDAHO
 bank deposits by counties 125-126
 farm income 270
 farm sales 496
 farm values 20, 197, 201,
 273
 state debt per family 462
 vacancy rates
 FHA rental projects 333
 IDAHO FALLS, IDAHO
 bank deposits 125

ILLINOIS
 bank deposits, by counties 125-126
 farm income 270
 farm sales 496
 farm values 20, 197, 201,
 273
 state debt per family 462
 vacancy rates
 FHA rental projects 333

INCOME, AVERAGE FAMILY
 in relation to cost of new
 house, 1929 and 1955 7

INCOME, FARM

1935-

as % of farm value, 1910-

by type of crop, 1938-

net, 1934-

INCOME, PERSONAL

disposable, 1939-

-INDEX OF CONFIDENCE *

INDIANA

bank deposits, by counties 125-126
 farm income 270
 farm sales 496
 farm values 20, 197, 201,
 273
 state debt per family 462
 vacancy rates
 FHA rental projects 333

INDIANAPOLIS, IND.

bank deposits 125
 building, residential 158, 370
 department store sales 432
 marriages 375
 mortgages 34, 40, 65,
 468, 475
 lender survey 240-241, 259
 office building vacancy 526
 public debt 458

INDIANAPOLIS, IND. (cont.)
 rental housing
 supply & demand 349, 520
 retail sales
 central business district
 comparisons 277, 280, 284
 taxes, real estate 504, 508
 transfers, real estate 65, 94, 440,
 542, 548
INDUSTRIAL BUILDINGS
 construction volume, 1920- 183
 loft buildings
 building costs, 1913- 494
INDUSTRIAL LAND
 methods of determining value 537-540
INDUSTRIAL PARKS 537-540
INDUSTRIAL PRODUCTION
 1920- 60-81
 nondurable goods, 1919- 122
INFLATION 56, 89-92,
 122

INSURANCE, LIFE
 Life insurance companies
"INTEREST RATE AND TIGHT MONEY" 295-298
INTEREST RATES

MORTGAGE 295, 363-365,
 424, 560
 1948- 46
 1952- 488
 1954- 591
 by cities 70
 forecast 46
 Manhattan, 1893- 590
 St. Louis, 1893- 590
 survey of lenders, by cities 231-262

INTERNATIONAL SITUATION 5
INVENTORIES
 manufacturing and trade, 1939- 438
"INVENTORIES AND SALES" 438-439
INVESTMENT

residential real estate comp.
 with stocks and bonds 89-92
IOWA
 bank deposits, by counties 125-126
 farm income 270
 farm sales 496
 farm values 20, 197, 201,
 273
 state debt per family 462
 vacancy rates
 FHA rental projects 333

"IS THIS THE END OF AN ERA?" 217-222
ITHACA, N. Y.
 bank deposits 125

-J-

JACKSON, MICH.
 bank deposits 125
 building, residential 158, 370
 mortgages
 lender survey 240-241, 259
JACKSON, MISS.
 bank deposits 125
 building, residential 158, 370
 department store sales 432
 mortgages
 lender survey 240-241, 259
 office building vacancy 526
 public debt 458
 rental housing
 supply & demand 349, 520
 rents, residential 518

JACKSONVILLE, FLA.
 bank deposits 125
 building, residential 158, 370
 department store sales 432
 marriages 375
 mortgages 34, 40, 72,
 468, 475
 interest rates 70
 lender survey 240-241
 office building vacancy 526
 public debt 458
 rental housing
 supply & demand 520
 retail sales
 central business district
 comparisons 277, 280, 284
 taxes, real estate 504, 508
 transfers, real estate 72, 94, 440,
 542, 548

JEFFERSON CITY, MO.
 See **JERSEY CITY, N. J.**
 bank deposits 125
 marriages 375
 mortgages 34, 40, 73,
 468, 475
 interest rates 70
 lender survey 240-241
 public debt 458
 taxes, real estate 504, 508
 transfers, real estate 73, 94, 440,
 542, 548

-K-

KALAMAZOO, MICH.
 bank deposits 125
 building, residential 159, 371
 mortgages 34, 40, 73,
 468, 475
 interest rates 70
 lender survey 240-241
 transfers, real estate 73, 94, 440,
 542, 548

KANSAS
 bank deposits by counties 125-126
 farm income 270
 farm sales 497
 farm values 20, 197, 201,
 273
 state debt per family 462
 vacancy rates
 FHA rental projects 333

KANSAS CITY, KANS.
 mortgages 468, 475
 lender survey 240-241
 retail sales
 central business district
 comparisons 277, 280
 taxes, real estate 504, 508

KANSAS CITY, MO.
 bank deposits 125
 building, residential 159, 371
 department store sales 432
 marriages 375
 mortgages 34, 40, 65,
 468, 475
 interest rates 70
 lender survey 240-241, 259
 office building vacancy 526
 public debt 458
 rental housing
 supply & demand 349, 520
 rents, residential 518

KANSAS CITY, MO. (cont.)		LEXINGTON, KY.		LOUISVILLE, KY.	
retail sales		bank deposits	125	bank deposits	125
central business district		building, residential	159, 571	building, residential	160, 572
comparisons	277, 280, 284	earnings on mortgages and		department store sales	433
taxes, real estate	504, 508	real estate		marriages	376
transfers, real estate	65, 94, 440,	1912-	361	mortgages	34, 73, 468,
	542, 548	1916-	360		476
KENOSHA, WIS.		LIMA, OHIO		lender survey	242-243, 260
bank deposits	125	bank deposits	125	office building vacancy	526
building, residential	159, 571	building, residential	159, 571	public debt	458
mortgages		mortgages		rental housing	
lender survey	342-343	lender survey	242-243	supply & demand	349, 521
KENTUCKY		LINCOLN, NEBR.		retail sales	
bank deposits, by counties	125-126	bank deposits	125	central business district	
farm income	270	building, residential	159, 572	comparisons	277, 280, 285
farm sales	497	mortgages		taxes, real estate	504, 508
farm values	20, 197, 201,	lender survey	242-243, 260	transfers, real estate	65, 94, 440,
	273	office building vacancy	526		542, 549
state debt per family	462	LITTLE ROCK, ARK.		LOWELL, MASS.	
vacancy rates		bank deposits	125	bank deposits	125
FHA rental projects	333	building, residential	159, 572	building, residential	160, 572
ELAMATH FALLS, OREG.		department store sales	433	mortgages	35, 40, 55,
bank deposits	125	mortgages	34, 40, 73,		468, 478
KNOXVILLE, TENN.			488, 476	lender survey	242-243
bank deposits	125	interest rates	76	public debt	458
building, residential	159, 571	lender survey	242-243	taxes, real estate	504, 508
department store sales	432	rental housing		transfers, real estate	65, 94, 440,
marriages	376	supply & demand	521		542, 549
mortgages		retail sales		LUBBOCK, TEX.	
lender survey	242-243, 260	central business district		bank deposits	125
public debt	458	comparisons	277, 280, 285	building, residential	160, 572
rental housing		transfers, real estate	73, 94, 440,	LYNC HBURG, VA.	
supply & demand	520		542, 549	bank deposits	125
taxes, real estate	504, 508	LONG BEACH, CALIF.		mortgages	
KOKOMO, IND.		department store sales	433	lender survey	242-243
bank deposits	125	mortgages		public debt	458
		lender survey	242-243	See also Boston, Mass.	
-L-		public debt	458		
LA FAYETTE, IND.		retail sales		-M-	
transfers, real estate	94, 440, 542,	central business district		MACON, GA.	
	548	comparisons	277, 280	bank deposits	125
LAKE CHARLES, LA.		taxes, real estate	504, 508	building, residential	160, 573
bank deposits	125	See also Los Angeles, Calif.		department store sales	433
LANCASTER, PA.		building, residential		mortgages	
bank deposits	125	lender survey	242-243	lender survey	244-245
building, residential	159, 571	bank deposits	125	MADISON, WIS.	
department store sales	433	building, residential	159, 572	bank deposits	125
LAND		mortgages		building, residential	160, 573
urban use	509-512	lender survey	242-243	mortgages	
LAND VALUES		bank deposits	125	lender survey	244-245, 260
methods of determining		building, residential	159, 572	MAINE	
commercial	25-28	mortgages		bank deposits, by counties	125-126
corner influence	207-210	lender survey	242-243, 260	farm income	270
industrial	537-540	bank deposits	125	farm sales	497
LANSING, MICH.		building, residential	160, 572	farm values	20, 197, 202,
bank deposits	125	department store sales	433		273
building, residential	159, 571	marriages	376	state debt per family	462
mortgages		mortgages	34, 40, 65,	vacancy rates	
lender survey	242-243	lender survey	488, 476	FHA rental projects	333
LARAMIE, WYO.		office building vacancy	526	MANCHESTER, N. H.	
bank deposits	125	public debt	458	bank deposits	125
LAJEDO, TEX.		rental housing		building, residential	160, 573
bank deposits	125	supply & demand	521	mortgages	
building, residential	159, 571	rents, residential	515	lender survey	244-245
LAS VEGAS, NEV.		retail sales		MANHATTAN, N. Y.	
bank deposits	125	central business district		building, residential	575
LAWRENCE, MASS.		comparisons	277, 280, 285	mortgages	38, 40, 469,
building, residential	159, 571	taxes, real estate	504, 508		477
mortgages	34, 40, 65,	transfers, real estate	65, 94, 440,	interest rates	79
	468, 475		542, 549	1893-	590
lender survey	242-243			transfers, real estate	550
transfers, real estate	65	farm income	270	See also New York, N. Y.	
See also Lowell, Mass.		farm sales	497	MANUFACTURING	
LEASES		farm values		inventories and sales, 1939-	438
industrial parks		state debt per family	20, 197, 201,	MARRIAGE RATE AND THE	
net-net type	537-540	vacancy rates	563	OUTLOOK FOR REAL	
percentage		FHA rental projects	333	ESTATE"	371, 382, 386
drug stores	443-446				
LEWISTON, MAINE					
bank deposits	125				

MARRIAGES		
1926-	371	MILWAUKEE, WIS. (cont.)
by cities, 1931-	372-381	rental housing
comp. with female population		supply & demand
trends, 1900-	382	rents, residential
MARYLAND		retail sales
bank deposits, by counties	125-126	central business district
farm income	270	comparisons
farm sales	497	taxes, real estate
farm values	20, 197, 202,	transfers, real estate
	273	MINNEAPOLIS, MINN.
state debt per family	462	bank deposits
vacancy rates		building, residential
FHA rental projects	333	department store sales
MASON CITY, IOWA		marriages
bank deposits	125	mortgages
MASSACHUSETTS		lender survey
bank deposits, by counties	125-126	244-245, 286
farm income	270	office building vacancy
farm sales	497	public debt
farm values	20, 197, 202,	rental housing
	273	supply & demand
state debt per family	462	rents, residential
vacancy rates		retail sales
FHA rental projects	333	central business district
MEMPHIS, TENN.		comparisons
bank deposits	125	taxes, real estate
building, residential	160, 573	transfers, real estate
department store sales	433	MINNESOTA
marriages	376	bank deposits, by counties
mortgages	35, 40, 66,	farm income
	469, 476	farm sales
lender survey	244-245	farm values
office building vacancy	526	20, 197, 202,
public debt	458	state debt per family
rental housing		462
supply & demand	521	vacancy rates
retail sales		FHA rental projects
central business district		333
comparisons	277, 280, 285	MINOT, N. DAK.
taxes, real estate	505, 508	bank deposits
transfers, real estate	66, 94, 440,	125
	542, 549	"MISSCONCEPTION OF THE
MERIDIAN, MISS.		VALUE OF ROOMING
bank deposits	125	HOUSES"
MIAMI, FLA.		367-370
bank deposits	125	MISSISSIPPI
building, residential	160-161, 573	bank deposits, by counties
department store sales	433	farm income
marriages	376	farm sales
mortgages	35, 40, 73,	farm values
	469, 476	20, 197, 202,
lender survey	244-245	273
office building vacancy	526	state debt per family
public debt	458	462
retail sales		vacancy rates
central business district		FHA rental projects
comparisons	277, 280, 285	333
taxes, real estate	505, 508	MISSOURI
transfers, real estate	73, 94, 440,	bank deposits, by counties
	542, 549	farm income
MICHIGAN		farm sales
bank deposits, by counties	125-126	farm values
farm income	270	20, 197, 202,
farm sales	497	273
farm values	20, 197, 202,	state debt per family
	273	462
state debt per family	462	vacancy rates
vacancy rates		FHA rental projects
FHA rental projects	333	333
MIDDLETON, OHIO		MOBILE, ALA.
Hamilton, Ohio		bank deposits
MILWAUKEE, WIS.		building, residential
bank deposits	125	mortgages
building, residential	161, 573	lender survey
department store sales	433	244-245, 286
marriages	376	transfers, real estate
mortgages	35, 40, 66,	73, 94, 440,
	469, 476	542, 550
lender survey	244-245	MUSKEGON, MICH.
office building vacancy	526	bank deposits
public debt	458	125
retail sales		MUSKOGEE, OKLA.
central business district		bank deposits
comparisons	277, 280, 285	125
taxes, real estate	505, 508	NASHVILLE, TENN.
transfers, real estate	73, 94, 440,	bank deposits
	542, 549	building, residential
		department store sales
MONTANA		marriages
bank deposits, by counties	125-126	mortgages
farm income	270	377
farm sales	497	35, 40, 73,
farm values	20, 197, 202,	469, 477
	273	office building vacancy
state debt per family	462	527
vacancy rates		public debt
FHA rental projects	333	459
MONTGOMERY, ALA.		rental housing
lender survey	244-245	supply & demand
office building vacancy	526	retail sales
public debt	458	central business district
retail sales		comparisons
central business district		277, 280, 286
comparisons	277, 280, 285	taxes, real estate
transfers, real estate	73, 94, 441,	273
	542, 549	farm income
MONTPELIER, V.T.		farm sales
lender survey	244-245	farm values
office building vacancy	526	20, 197, 202,
public debt	458	273
retail sales		state debt per family
central business district		462
comparisons	277, 280, 285	vacancy rates
transfers, real estate	73, 94, 441,	FHA rental projects
	542, 549	333
MONTREAL, CANADA		"MISSCONCEPTION OF THE
lender survey	244-245, 260	VALUE OF ROOMING
office building vacancy	527	HOUSES"
public debt	459	367-370
retail sales		MOSCOW, U.S.S.R.
central business district		bank deposits
comparisons	277, 280, 285	125
transfers, real estate	73, 94, 440,	building, residential
	542, 549	mortgages
MOSCOW, U.S.S.R.		lender survey
lender survey	244-245	244-245, 260
office building vacancy	526	transfers, real estate
public debt	458	73, 94, 440,
retail sales		542, 550
central business district		MUSKEGON, MICH.
comparisons	277, 280, 285	bank deposits
transfers, real estate	73, 94, 440,	125
	542, 549	MUSKOGEE, OKLA.
MOSCOW, U.S.S.R.		bank deposits
lender survey	244-245	125
office building vacancy	526	NASSAU CO., N.Y.
public debt	458	building, residential
		162, 576

-N-

NASSAU CO., N. Y. (cont.)		NEW ORLEANS, LA.		NORTHEASTERN NEW JERSEY	
mortgages	74, 469, 477	bank deposits	125	building, residential	163-164, 576
transfers, real estate	74, 95, 441, 543, 550	building, residential	161, 574	See also New York, N. Y.	
See also New York, N. Y.		department store sales	434	NORWALK, CONN.	
NATCHEZ, MISS.		marriages	377	See Stamford, Conn.	
bank deposits	125	mortgages			
"NATIONWIDE MORTGAGE SURVEY"	231, 256-257	lender survey	244-245	-O-	
NEBRASKA		office building vacancy	527		
bank deposits, by counties	125-126	public debt	459		
farm income	270	retail sales			
farm sales	498	central business district		OAKLAND, CALIF.	
farm values	20, 197, 203, 273	comparisons	277-280, 286	department store sales	434
state debt per family	462	taxes, real estate	505, 508	mortgages	37, 40, 74, 479
vacancy rates		NEW YORK (STATE)			
FHA rental projects	333	bank deposits, by counties	125-126		
NEVADA		farm income	270	lender survey	260
bank deposits, by counties	125-126	farm sales	498	office building vacancy	527
farm income	270	farm values	20, 197, 203, 273	public debt	459
farm sales	498	state debt per family	462	retail sales	
farm values	20, 197, 203, 273	central business district		central business district	
state debt per family	462	comparisons	278, 280		
vacancy rates		taxes, real estate	505, 508		
FHA rental projects	333	transfers, real estate	74, 95, 441, 543, 551		
NEW BEDFORD, MASS.		NEW YORK, N. Y.		See also San Francisco, Calif.	
bank deposits	125	bank deposits	125	OCCUPANCY PERCENT	
building, residential	161, 574	building, residential	162-164,	office buildings, 1924-	16
public debt	459	mortgages	575-576	residential, 1930-	16
retail sales		interest rates, 1893-	590	"OFFICE BUILDING VACANCY IN PRINCIPAL CITIES"	347
central business district		lender survey	246-247	OFFICE BUILDINGS	
comparisons	277, 280, 286	office building vacancy	527	building costs	211-216
taxes, real estate	505, 508	public debt	459	1913-	494
NEW BRITAIN, CONN.		rents, residential	516	construction volume, 1920-	184
building, residential	161, 574	retail sales		occupancy, 1924-	16
NEW DWELLING UNITS		central business district		rents, 1915-	16
Building, residential	See	comparisons	278, 280, 286	vacancy	535-536
"NEW FHA PROVISIONS"	363-366	taxes, real estate	505, 508	1924-	362
NEW HAMPSHIRE		transfers, real estate	66, 550	by cities, 1931-	525-528
bank deposits, by counties	125-126	NEWARK, N. J.		forecast	49
farm income	270	department store sales	434	OGDEN, UTAH	
farm sales	498	marriages	377	bank deposits	125
farm values	20, 197, 203, 273	mortgages	35, 40, 73, 469, 477	building, residential	165, 576
state debt per family	462	lender survey	244-245, 260	mortgages	
vacancy rates		public debt	459	lender survey	246-247, 260
FHA rental projects	333	retail sales		OHIO	
NEW HAVEN, CONN.		central business district		bank deposits, by counties	125-126
bank deposits	125	comparisons	278, 280	farm income	270
building, residential	161, 574	taxes, real estate	505, 508	farm sales	498
marriages	377	transfers, real estate	73, 95, 441, 543, 550	farm values	20, 197, 204, 273
mortgages	35, 40, 66, 469, 477	See also New York, N. Y.		state debt per family	462
interest rates	70	NORFOLK, VA.		vacancy rates	
lender survey	244-245, 260	bank deposits	125	FHA rental projects	333
office building vacancy	527	building, residential	165, 576	OKLAHOMA	
public debt	459	marriages	377	bank deposits, by counties	135-136
retail sales		mortgages		farm income	270
central business district		lender survey	246-247	farm sales	498
comparisons	277, 280, 286	office building vacancy	527	farm values	20, 197, 204, 273
taxes, real estate	505, 508	public debt	459	state debt per family	462
transfers, real estate	66, 550	taxes, real estate	505, 508	vacancy rates	
NEW JERSEY		NORTH CAROLINA		FHA rental projects	333
bank deposits, by counties	125-126	bank deposits, by counties	125-126	OKLAHOMA CITY, OKLA.	
farm income	270	farm income	270	bank deposits	125
farm sales	498	farm sales	498	building, residential	165, 576
farm values	20, 197, 203, 273	farm values	20, 197, 203, 273	department store sales	434
state debt per family	462	state debt per family	462	marriages	377
vacancy rates		FHA rental projects	333	mortgages	36, 40, 67, 469, 477
FHA rental projects	333	NORTH DAKOTA		lender survey	246-247, 260
NEW MEXICO		bank deposits, by counties	125-126	office building vacancy	527
bank deposits, by counties	125-126	farm income	270	public debt	459
farm income	270	farm sales	498	rental housing	
farm sales	498	farm values	20, 197, 203, 273	supply & demand	
farm values	20, 197, 203, 273	state debt per family	462	retail sales	531
state debt per family	462	vacancy rates		central business district	
vacancy rates		FHA rental projects	333	comparisons	278, 280, 287
FHA rental projects	333	NORTH LITTLE ROCK, ARK.		taxes, real estate	505, 508
bank deposits	125	See		transfers, real estate	67, 95, 441, 543, 551
See		Little Rock, Ark.		OLYMPIA, WASH.	
				bank deposits	125

OMAHA, NEBR.		PERCENTAGE LEASES		PORLTAND, OREG.	
bank deposits	125	drug stores	443-446	bank deposits	125
building, residential	165, 576	PHILADELPHIA, PA.		building, residential	165, 577
department store sales	434	bank deposits	125	department store sales	435
marriages	378	building, residential	165-167, 577	marriages	378
mortgages	36	department store sales	434	mortgages	36, 40, 67,
lender survey	246-247, 280	marriages	378	lender survey	246-249
office building vacancy	527	mortgages	36, 40, 74,	office building vacancy	527
public debt	459	lender survey	246-247, 280	public debt	460
rental housing		office building vacancy	527	rents, residential	516
supply & demand	349, 521	public debt	459	retail sales	
retail sales		rental housing		central business district	
central business district		comparisons		comparisons	278, 280, 287
comparisons	278, 280, 287	rents, residential	516	taxes, real estate	506, 508
taxes, real estate	506, 508	retail sales		transfers, real estate	67, 95, 441,
OREGON		central business district		See	
bank deposits, by counties	125-126	comparisons	278, 280, 287	PORLSMOUTH, VA.	
farm income	270	lender survey	246-247, 280	Norfolk, Va.	
farm sales	498	retail sales		PREScott, ARIZ.	
farm values	20, 197, 204,	central business district		bank deposits	125
	273	comparisons	278, 280, 287	PRICES, FARM PRODUCT	
state debt per family	462	lender survey	246-247, 280	1916-	269
vacancy rates		retail sales		PRICES, INDUSTRIAL STOCK	
FHA rental projects	333	central business district		1917-	486-487
ORLANDO, FLA.		comparisons	278, 280, 287	1929-32, 1957	465
bank deposits	125	lender survey	246-247, 280	1937-	533
building, residential	165, 577	retail sales		1946-	588
OSH KOSH, WIS.		central business district		in constant dollars, 1941-	90
bank deposits	125	comparisons	278, 280, 287	PRICES, REAL ESTATE	
"OUTLOOK FOR 1958"	557-560	lender survey	246-247, 280	residences	
"OUTLOOK FOR REAL ESTATE		retail sales		1910-	80-81
IN 1957"	1-24	central business district		1954-	586
		comparisons	278, 280, 287	by type, 1944-	448
		lender survey	246-247, 280	comp. with building costs	
		retail sales		1913-	58-59, 531
		central business district		1954-	226
		comparisons	278, 280, 287	forecast	60, 425
		lender survey	246-247, 280	in constant dollars, 1941-	90
		retail sales		selected years, 1913-	586
		central business district		residences, new	
		comparisons	278, 280, 287	1913-	531
		lender survey	246-247, 280	in constant dollars	14
		retail sales		comp. with income and	
		central business district		earnings	7
		comparisons	278, 280, 287	See also Farm values	
		lender survey	246-247, 280	PRICES, WHOLESALE	
		retail sales		BUILDING MATERIAL	
		central business district		1971-	12-13
		comparisons	278, 280, 287	1955-	51
		lender survey	246-247, 280	forecast	51
		retail sales		selected types, 1947-	11
		central business district		PRICES, WHOLESALE COMMODITY	
		comparisons	278, 280, 287	1871-	12-13
		lender survey	246-247, 280	1910-	80-81
		retail sales		1917-	486-487
		central business district		1937-	533
		comparisons	278, 280, 287	1948-	588
		lender survey	246-247, 280	1955-	51
		retail sales		forecast	51
		central business district		PRICES, WHOLESALE LUMBER	
		comparisons	278, 280, 287	1947-	11
		lender survey	246-247, 280	1955-	51
		retail sales		forecast	51
		central business district		PRODUCTION, INDUSTRIAL	
		comparisons	278, 280, 287	1920-	80-81
		lender survey	246-247, 280	nondurable goods, 1919-	122
		retail sales		PROVIDENCE, R. I.	
		central business district		bank deposits	125
		comparisons	278, 280, 287	building, residential	165, 577
		lender survey	246-247, 280	department store sales	435
		retail sales		marriages	378
		central business district		mortgages	
		comparisons	278, 280, 287	lender survey	248-249
		lender survey	246-247, 280	public debt	460
		retail sales		supply & demand	522
		central business district		central business district	
		comparisons	278, 280, 287	comparisons	278, 280, 287
		lender survey	246-247, 280	taxes, real estate	506, 508
		retail sales		PROVO, UTAH	
		central business district		bank deposits	125
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		
		lender survey	246-247, 280		
		retail sales			
		central business district			
		comparisons	278, 280, 287		

PUBLIC DEBT
 federal, per family, 1850- 455
 local, per family
 by cities, 1929- 456-461
 state, per family
 by states, 1955 & 1956 462
 PUBLIC DEBT PER FAMILY 455
 PUEBLO, COLO.
 bank deposits 125
 building, residential 168, 577
 mortgages
 lender survey 248-249
 PURCHASING POWER OF DOLLAR
 1948- 52
 measured by consumer prices
 and real estate costs, 1917- 6

-Q-

QUEENS, N. Y.
 building, residential 575
 mortgages 36, 40, 74,
 469, 477
 transfers, real estate 74, 95, 441,
 543, 550
 See also New York, N. Y.
 QUINCY, ILL.
 bank deposits 125
 QUINCY, MASS.
 mortgages
 lender survey 248-249
 See also Boston, Mass.

-R-

RACINE, WIS.
 bank deposits 125
 building, residential 168, 577
 mortgages
 lender survey 248-249
 RALEIGH, N. C.
 bank deposits 125
 building, residential 168, 578
 mortgages
 lender survey 248-249, 260
 rental housing
 supply & demand 522
 RAPID CITY, S. DAK.
 bank deposits 125
 *RATE OF ECONOMIC GROWTH
 IN VARIOUS PARTS OF THE
 UNITED STATES* 123-126
 READING, PA.
 bank deposits 125
 building, residential 168-169, 578
 department store sales 435
 marriages 378
 mortgages 36
 lender survey 248-249
 public debt 460
 retail sales
 central business district
 comparisons 387
 taxes, real estate 506, 508
 REAL ESTATE ACTIVITY
 1871- 12-13,
 219-220
 1875- 447
 1910- 80-81
 1917- 486-487
 1937- 533
 1948- 589
 1955- 45
 by cities 63-69,
 71-75,
 94-95,
 440-441,
 542-543
 1945- 544-555

REAL ESTATE ACTIVITY (cont.)
 by regions, 1917- 176-179
 comp. with marriage
 rate, 1926- 371
 forecasts 424, 464, 466
 turning points 191-192,
 217-222

See also Farm sales
 *REAL ESTATE AND MORTGAGE
 ACTIVITY BY CITIES* 61, 76
 *REAL ESTATE AND MORTGAGE
 ACTIVITY BY REGIONS* 175
 REAL ESTATE IN 1957 1-24
 REAL ESTATE TAXES
 See
 Taxes, real estate
 *REAL ESTATE TAXES
 CONTINUE TO ADVANCE* 501
 *REAL ESTATE TRANSFERS
 ARE DROPPING* 93, 106
 *REAL ESTATE TRANSFERS
 STILL DROPPING* 541, 556
 *RELATIONSHIP BETWEEN COST OF
 STANDARD SIX-ROOM FRAME
 HOUSE AND RESIDENTIAL SALES
 PRICE INDEX* 59
 RENO, NEV.
 bank deposits 125
 RENTAL HOUSING
 vacancy percentages
 1950- 332, 460
 in FHA projects, by
 states, 1953- 333
 See also Rentals, advertised
 RENTALS, ADVERTISED
 1940- 518
 by cities 519-524
 by type of unit 346-350
 RENTS, COMMERCIAL
 drug stores 443-446
 use in estimating land values 25-28
 RENTS, OFFICE BUILDING
 1915- 16
 RENTS, RESIDENTIAL
 1871- 12-13
 1910- 80-81
 1913- 447
 1915- 16
 1917- 486-487, 532
 comp. with cost of living
 and wages 450-451
 1937- 533
 1948- 589
 1955- 47
 by cities, 1939-
 forecast 514-517
 47
 RESIDENCES
 building costs
 Building costs
 depreciation 335-338
 selling prices
 See
 Prices, real estate
 *RESIDENTIAL BUILDING
 STABILIZING* 561, 584
 *RESIDENTIAL CONSTRUCTION
 DECLINING* 307, 330
 *RESIDENTIAL CONSTRUCTION
 HOLDING STEADY* 395, 418
 *RESIDENTIAL CONSTRUCTION
 IN 1956* 127-128, 174
 *RESIDENTIAL RENTS
 STILL RISING* 513, 524
 *RESIDENTIAL VACANCY AND THE
 DEMAND FOR RENTAL
 HOUSING* 331-334
 *RESIDENTIAL VACANCY
 IS DECLINING* 339, 346
 RETAIL INVENTORIES
 1939- 438

RETAIL OUTLETS
 changes in older neighborhood
 centers, 1947-57 291-294
 shopping centers, regional 109-114
 RETAIL SALES
 1939- 438

RETAIL SALES (cont.)
 central business district
 comparisons, by cities,
 1948 & 1954 275-296
 mail order, 1935- 267
 See also Department store sales
 RHODE ISLAND
 bank deposits, by counties 125-126
 farm income 276
 farm sales 489
 farm values 213
 state debt per family 462
 vacancy rates
 FHA rental projects 333
 RICHMOND, N. Y.
 building, residential 576
 See also New York, N. Y.
 RICHMOND, VA.
 bank deposits 125
 building, residential 169, 578
 marriages 379
 mortgages
 lender survey 248-249
 public debt 460
 rental housing
 supply & demand 522
 retail sales
 central business district
 comparisons 278, 280, 288
 taxes, real estate 506, 508
 transfers, real estate 543, 553
 RIVERSIDE, CALIF.
 mortgages 36, 40, 460,
 478

ROANOKE, VA.
 bank deposits 125
 building, residential 169, 578
 mortgages
 lender survey 248-249, 261
 ROCHESTER, MINN.
 bank deposits 125
 ROCHESTER, N. Y.
 bank deposits 125
 building, residential 169, 578
 department store sales 435
 marriages 379
 mortgages
 lender survey 74, 460, 478
 public debt 460
 rental housing
 supply & demand 522
 retail sales
 central business district
 comparisons 278, 280, 288
 taxes, real estate 506, 508
 transfers, real estate 74, 95, 441,
 543, 552
 ROCK ISLAND, ILL.
 Davenport, Iowa
 ROCKFORD, ILL.
 bank deposits 125
 building, residential 169, 578
 mortgages
 lender survey 248-249, 261
 retail sales
 central business district
 comparisons 278, 280, 288
 ROME, N. Y.
 Utica, N. Y.
 ROOMING HOUSE
 appraisal of 367-370
 ROSWELL, N. MEX.
 bank deposits 125

SACRAMENTO, CALIF.
 bank deposits 125
 building, residential 169, 578

-S-

SACRAMENTO, CALIF. (cont.)		SALT LAKE CITY, UTAH (cont.)		SANTA BARBARA, CALIF.	
department store sales	435	public debt	460	mortgages	68
mortgages		retail sales		transfers, real estate	68
lender survey	248-249, 261	central business district		SANTA FE, N. MEX.	
retail sales		comparisons	278, 280, 288	bank deposits	125
central business district		taxes, real estate	506, 508	SANTA MONICA, CALIF.	
comparisons	278, 280, 288	transfers, real estate	75, 95, 441,	mortgages	
SAGINAW, MICH.			543, 552	lender survey	261
bank deposits	125	SAN ANGELO, TEX.		See also Los Angeles, Calif.	
building, residential	169, 578	bank deposits	125	SAVANNAH, GA.	
mortgages		building, residential	170, 579	bank deposits	125
lender survey	250-251	SAN ANTONIO, TEX.		building, residential	171, 579
ST. AUGUSTINE, FLA.		bank deposits	125	mortgages	37, 40, 68,
bank deposits	125	building, residential	170, 579	469, 480	
ST. CLOUD, MINN.		marriages	379	lender survey	250-251
bank deposits	125	mortgages	37, 40, 67,	retail sales	
ST. JOSEPH, MO.		interest rates	70	central business district	
bank deposits	125	lender survey	250-251	comparisons	278, 280, 288
building, residential	169, 578	office building vacancy	528	transfers, real estate	68, 95, 441,
mortgages		public debt	460	543, 553	
lender survey	250-251	rental housing	522	SAVING, PERSONAL	
ST. LOUIS, MO.		supply & demand		1929-	54
bank deposits	125	retail sales		ratio to new construction	55
building, residential	169-170, 578	central business district		SAVINGS AND LOAN OFFICE	
department store sales	435	comparisons	278, 280, 288	BUILDING	
marriages	379	taxes, real estate	506, 508	cost data and specifications	211-216
mortgages	37, 40, 67,	transfers, real estate	68, 95, 441,	SCHENECTADY, N. Y.	
	469, 478		543, 552	See	
interest rates	70	SAN BERNARDINO, CALIF.		Albany, N. Y.	
1893-	590	bank deposits	125	SCRANTON, PA.	
lender survey	250-251, 261	building, residential	170, 579	bank deposits	125
office building vacancy	527	department store sales	436	building, residential	171, 579
public debt	460	marriages	379	marriages	379
rental housing		mortgages	37, 40, 469,	rents, residential	517
supply & demand	250, 522		479	retail sales	
rents, residential	517	SAN DIEGO, CALIF.		central business district	
retail sales		bank deposits	125	comparisons	278, 280, 288
central business district		building, residential	170, 579	taxes, real estate	506, 508
comparisons	278, 280, 288	department store sales	436	SEATTLE, WASH.	
shopping districts	291-294	marriages	379	bank deposits	125
taxes, real estate	506, 508	mortgages	37, 40, 68,	building, residential	171, 580
transfers, real estate	67, 95, 441,		469, 479	department store sales	436
	543, 552	lender survey	250-251, 261	marriages	380
ST. PAUL, MINN.		office building vacancy	528	mortgages	38, 40, 75,
building, residential	574	public debt	460	469, 480	
See also Minneapolis, Minn.		retail sales		lender survey	250-251, 261
department store sales	435	central business district		office building vacancy	528
mortgages	37, 74, 469,	comparisons	278, 280, 288	public debt	460
	479	taxes, real estate	506, 508	rental housing	
lender survey	250-251	transfers, real estate	68, 95, 441,	supply & demand	350, 523
public debt	460		543, 552	rents, residential	517
rental housing		SAN FRANCISCO, CALIF.		retail sales	
supply & demand	522	bank deposits	125	central business district	
retail sales		building, residential	170-171, 579	comparisons	278, 280, 288
central business district		department store sales	436	taxes, real estate	506, 508
comparisons	278, 280	marriages	379	transfers, real estate	75, 95, 441,
taxes, real estate	506, 508	mortgages	37, 40, 67,	543, 553	
transfers, real estate	74, 95, 441,		469, 479	SELLING PRICES	
	543, 552	lender survey	250-251, 261	Prices, real estate	
ST. PETERSBURG, FLA.		office building vacancy	528	SHEBOYGAN, WIS.	
transfers, real estate	95, 441, 543,	public debt	460	bank deposits	125
	552	rental housing		SHERIDAN, WYO.	
See also Tampa, Fla.		supply & demand	523	bank deposits	125
SALEM, OREG.		rents, residential	517	SHOPPING CENTERS	
bank deposits	125	retail sales		older neighborhood	291-294
SALES, REAL ESTATE	See	central business district		regional	109-114
Farm sales; Real estate activity		comparisons	278, 280, 288	SHREVEPORT, LA.	
SALES, RETAIL		taxes, real estate	506, 508	bank deposits	125
central business district		transfers, real estate	68, 95, 441,	building, residential	171, 580
comparisons, by cities,			543, 552	mortgages	
1948 & 1954	275-290	SAN JOSE, CALIF.		lender survey	250-251
mail order, 1935-	387	bank deposits	125	retail sales	
See also Department store sales		building, residential	171, 579	central business district	
SALINA, KANS.		department store sales	436	comparisons	278, 280, 288
bank deposits	125	marriages			
SALT LAKE CITY, UTAH		lender survey	250-251	SIOUX CITY, IOWA	
bank deposits	125	retail sales		bank deposits	125
building, residential	170, 578	central business district		building, residential	171, 580
department store sales	435	comparisons	278, 280, 288	mortgages	
marriages	379	transfers, real estate	68, 95, 441, 543,	lender survey	250-251
mortgages	37, 40, 75,		553	See	
	469, 478	SANTA ANA, CALIF.		SIOUX FALLS, S. DAK.	
lender survey	250-251, 381	mortgages	37, 40, 469,	bank deposits	125
office building vacancy	527		479	building, residential	171, 580
See also Los Angeles, Calif.		See also Los Angeles, Calif.		"SOME FACTORS AFFECTING	
				RESIDENTIAL BUILDING,	
				1900-2000"	4

SOMERVILLE, MASS.		SPRINGFIELD, OHIO (cont.)	TAMPA, FLA. (cont.)
mortgages	38, 40, 68, 469, 480	mortgages	38, 40, 75, 469, 480
public debt	460	lender survey	252-253
taxes, real estate	507, 508	transfers, real estate	75, 95, 441, 543, 553
transfers, real estate	68, 95, 441, 543, 553	"SQUEEZE TIGHTENS ON MORTGAGE ACTIVITY"	20, 43-44
See also Boston, Mass.		STAMFORD, CONN.	1921- 1925- 1947-
SOUTH BEND, IND.		building, residential	172, 581
bank deposits	125	mortgages	543, 553
building, residential	171, 580	STEUBENVILLE, OHIO	See
marriages	380	Wheeling, W. Va.	
mortgages	38, 40, 68, 469, 480	"STOCK MARKET AND THE REAL ESTATE READJUSTMENT"	1929-32, 1957
lender survey	252-253	STOCK PRICES, INDUSTRIAL	463-466
public debt	460	1917- 1929-32, 1957	486-487
rental housing		1937- 1948-	485
supply & demand	523	in constant dollars, 1941-	533
taxes, real estate	507, 508	STOCKTON, CALIF.	90
transfers, real estate	68, 95, 441, 543, 553	bank deposits	125
SOUTH CAROLINA		building, residential	172, 581
bank deposits, by counties	125-126	mortgages	38, 40, 68, 469, 480
farm income	270	lender survey	252-253, 261
farm sales	499	STORES	252-253
farm values	20, 197, 204, 273	building costs	490
state debt per family	482	1913-	493
vacancy rates		changes in older neighborhood	
FHA rental projects	333	centers, 1947-57	291-294
SOUTH DAKOTA		shopping centers, regional	109-114
bank deposits, by counties	125-126	SUPERIOR, WIS.	
farm income	270	mortgages	
farm sales	499	lender survey	252-253
farm values	20, 197, 204, 273	See also Duluth, Minn.	
state debt per family	482	SYRACUSE, N. Y.	
vacancy rates		bank deposits	125
FHA rental projects	333	building, residential	172, 581
SPokane, Wash.		department store sales	436
bank deposits	125	marriages	380
building, residential	171, 580	mortgages	38, 40, 68, 469, 480
department store sales	436	lender survey	252-253, 261
marriages	380	public debt	461
mortgages		rental housing	
lender survey	252-253, 261	supply & demand	523
office building vacancy	528	retail sales	
public debt	461	central business district	
retail sales		comparisons	289
central business district		taxes, real estate	507, 508
comparisons	279, 280, 289	transfers, real estate	75, 95, 441, 543, 554
taxes, real estate	507, 508	TACOMA, WASH.	
SPRINGFIELD, ILL.		bank deposits	125
bank deposits	125	building, residential	172, 581
building, residential	171, 580	department store sales	436
mortgages		marriages	380
lender survey	252-253	mortgages	
rental housing		lender survey	252-253, 261
supply & demand	523	public debt	461
taxes, real estate	507, 508	retail sales	
transfers, real estate	68, 95, 441, 543, 553	central business district	
SPRINGFIELD, MASS.		comparisons	279, 280, 289
bank deposits	125	taxes, real estate	507, 508
building, residential	171-172, 580	transfers, real estate	75, 95, 441, 543, 554
marriages	380	TALLAHASSEE, FLA.	
mortgages	38, 40, 68, 469, 480	bank deposits	125
lender survey	252-253, 261	building, residential	172, 581
public debt	461	department store sales	436
rental housing		marriages	380
supply & demand	523	mortgages	
taxes, real estate	507, 508	lender survey	252-253, 261
transfers, real estate	68, 95, 441, 543, 553	public debt	461
SPRINGFIELD, MO.		transfers, real estate	554
bank deposits	125	TAMPA, FLA.	
building, residential	171, 580	bank deposits	125
mortgages	38, 40, 75	building, residential	172, 581
lender survey	252-253	department store sales	436
transfers, real estate	75, 95, 441, 543, 553	marriages	380
SPRINGFIELD, OHIO		mortgages	469, 481
bank deposits	125	lender survey	252-253
building, residential	171, 580	public debt	461
department store sales	436	TORONTO, CANADA	
		office building vacancy	528
		TRANSFERS, REAL ESTATE	
		by cities	62-69, 71-75,
			94-95, 440-441,
			542-543
			544-555
		TRENTON, N. J.	
		bank deposits	125
		building, residential	172, 582
		department store sales	437
		marriages	381

-T-

TRENTON, N. J. (cont.)

mortgages 39, 40, 75,
469, 481
lender survey 254-255
public debt 461
retail sales
central business district
comparisons 379, 280, 290
taxes, real estate 507, 508
transfers, real estate 75, 95, 441,
543, 554

TRINIDAD, COLO.
bank deposits 125
TROY, N. Y.
mortgages
lender survey 254-255
See also Albany, N. Y.

TUCSON, ARIZ.
bank deposits 125
mortgages
lender survey 254-255
transfers, real estate 69, 95, 441,
543, 554

TULSA, OKLA.
bank deposits 125
building, residential 172, 582
department store sales 437
marriages 381
mortgages 39, 40, 69,
469, 481
lender survey 254-255, 261
office building vacancy 528
public debt 461
rental housing
supply & demand 360, 523
retail sales
central business district
comparisons 279, 280, 290
taxes, real estate 507, 508
transfers, real estate 69, 95, 441,
543, 554

-U-

"URBAN LAND IS A MANUFACTURED PRODUCT" 509-512

UTAH
bank deposits, by counties 125-136
farm income 270
farm sales 499
farm values 30, 197, 205,
273
state debt per family 462
vacancy rates
FHA rental projects 333

UTICA, N. Y.
bank deposits 125
building, residential 172, 582
marriages 381
mortgages
lender survey 254-255
public debt 461
retail sales
central business district
comparisons 379, 280, 290
taxes, real estate 507, 508

-V-

VACANCY
in older neighborhood
shopping districts 291-294
office building 535-536
1924- 362
1948- 49
by cities, 1931- 525-528
forecast 49

VACANCY (cont.)

residential
1950- 332, 489
FHA rental projects,
by states, 1953- 333
See also Occupancy percent;
Rentals, advertised
VANCOUVER, CANADA
office building vacancy 528
VALUES, REAL ESTATE See
Farm values; Land values;
Prices, real estate
"VALUES HOLDING STEADY -
NUMBER OF SALES DOWN" 439, 442
"VARIATIONS IN DRUG STORE
RENTALS" 443-446
"VARIATIONS IN SELLING
PRICES" 14
VERMONT

VETERANS ADMINISTRATION
guaranteed loans
applications, 1950- 392
housing starts, 1951- 535
100% loans, 1949- 42
survey of lender opinion,
by cities 231-262

VIRGINIA
bank deposits, by counties 125-126
farm income 270
farm sales 499
farm values 20, 197, 205,
273
state debt per family 462
vacancy rates
FHA rental projects 333

-W-

WACO, TEX.

bank deposits 125
building, residential 173, 582
mortgages 39, 69, 469,
482
lender survey 254-255
transfers, real estate 69, 95, 543,
555

WAGES

comp. with cost of living
& rents, 1917- 450-451
related to cost of new house,
1913 & 1956 7
union rates, selected
building trades, 1947- 11
WASHINGTON (STATE)
bank deposits, by counties 125-126
farm income 270
farm sales 499
farm values 20, 197, 205,
273
state debt per family 462
vacancy rates
FHA rental projects 333

WASHINGTON, D. C.

bank deposits 125
building, residential 173, 582
department store sales 437
marriages 381
mortgages 39, 69, 469,
482
lender survey 254-255
office building vacancy 528
public debt 461

WASHINGTON, D. C. (cont.)

rental housing
supply & demand 524
rents, residential 517
retail sales
central business district
comparisons 279, 280, 290
taxes, real estate 507, 508
transfers, real estate 69, 95, 441,
543, 555

WATERBURY, CONN.
bank deposits 125
building, residential 173, 582
mortgages 39, 40, 69,
469, 482
interest rates 70
lender survey 254-255
public debt 461
retail sales
central business district
comparisons 279, 280, 290
taxes, real estate 507, 508
transfers, real estate 69, 95, 441,
543, 555

WATERLOO, IOWA
bank deposits 125
building, residential 173, 582
mortgages 39, 40, 69,
469, 482

WATERTOWN, N. Y.
bank deposits 125

WEST PALM BEACH, FLA.
bank deposits 125

WEST VIRGINIA
bank deposits, by counties 125-126
farm income 270
farm sales 499
farm values 20, 197, 205,
273
state debt per family 462
vacancy rates
FHA rental projects 333

WESTCHESTER CO., N. Y.
building, residential 163, 576
mortgages 39, 40, 69,
463
transfers, real estate 69, 95, 441,
543, 555

See also New York, N. Y.

WHEELING, W. VA.

bank deposits 125
building, residential 173, 582
department store sales 437
mortgages 39, 40, 69,
463

lender survey 254-255

WHOLESALE PRICES

See
Prices, wholesale building material
Prices, wholesale commodity
Prices, wholesale lumber

WHOLESALE TRADE

inventories and sales, 1939- 438
WICHITA, KANS.
bank deposits 125
building, residential 173, 583
department store sales 437
marriages 381
mortgages 39, 40, 69,
463
lender survey 254-255
public debt 461
rental housing
supply & demand 524
retail sales
central business district
comparisons 279, 280, 290
taxes, real estate 507, 508

WICHITA FALLS, TEX.

bank deposits 125
building, residential 173, 583
mortgages 39, 40, 69,
463
lender survey 254-255
WILKES-BARRE, PA.
bank deposits 125
building, residential 173, 583
department store sales 437

WILMINGTON, DEL.

bank deposits	125
building, residential	173, 583
marriages	381
mortgages	
lender survey	256-257, 262
public debt	461
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	508
WINNIPEG, CANADA	
rental housing	
supply & demand	350, 524
transfers, real estate	75, 441, 543,
	555
WINSTON-SALEM, N. C.	
bank deposits	125
building, residential	173, 583
mortgages	
lender survey	256-257, 262
WISCONSIN	
bank deposits, by counties	125-126
farm income	270
farm sales	489
farm values	20, 197, 205,
	273
state debt per family	462
vacancy rates	
FHA rental projects	333
WORCESTER, MASS.	
bank deposits	125
building, residential	173, 583

WORCESTER, MASS. (cont.)

department store sales	437
marriages	381
mortgages	39, 40, 69,
	469, 482
lender survey	256-257
public debt	461
rental housing	
supply & demand	524
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	508
transfers, real estate	69, 95, 441,
	543, 555

WYOMING

bank deposits, by counties	125-126
farm income	270
farm sales	489
farm values	20, 197, 205,
	273
state debt per family	462
vacancy rates	
FHA rental projects	333

-Y-

YAKIMA, WASH.

bank deposits	125
---------------	-----

YONKERS, N. Y.

mortgages	489
lender survey	256-257
public debt	461
retail sales	
central business district	
comparisons	279, 280
taxes, real estate	508

See also New York, N. Y.; Westchester Co., N. Y.

YORK, PA.

bank deposits	125
building, residential	173, 583
department store sales	437

YOUNGSTOWN, OHIO

building, residential	173-174, 583
department store sales	437
marriages	381
mortgages	39, 40, 75,
	469, 482
lender survey	256-257, 262
public debt	461
rental housing	
supply & demand	524
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	508
transfers, real estate	75, 95, 441,
	543, 555

YUMA, ARIZ.

bank deposits	125
---------------	-----